

SNAPSHOT of HOME Program Performance--As of 09/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Dallas

State: TX

PJ's Total HOME Allocation Received: \$114,700,338

PJ's Size Grouping*: A

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*	
					Group	A
Program Progress:				PJs in State: 38		
% of Funds Committed	94.12 %	92.97 %	14	94.94 %	35	45
% of Funds Disbursed	90.01 %	82.82 %	8	84.35 %	75	68
Leveraging Ratio for Rental Activities	3.96	3.89	11	4.59	37	44
% of Completed Rental Disbursements to All Rental Commitments***	94.51 %	81.38 %	21	81.38 %	74	48
% of Completed CHDO Disbursements to All CHDO Reservations***	57.15 %	57.46 %	21	68.05 %	33	27
Low-Income Benefit:						
% of 0-50% AMI Renters to All Renters	89.25 %	70.67 %	13	79.65 %	81	68
% of 0-30% AMI Renters to All Renters***	52.05 %	37.06 %	16	44.76 %	72	65
Lease-Up:						
% of Occupied Rental Units to All Completed Rental Units***	99.89 %	96.07 %	22	94.31 %	79	63
Overall Ranking:			In State:	8 / 38	Nationally:	65 68
HOME Cost Per Unit and Number of Completed Units:						
Rental Unit	\$9,742	\$13,899		\$25,245	949 Units	10.10 %
Homebuyer Unit	\$9,144	\$9,312		\$14,395	6,775 Units	71.80 %
Homeowner-Rehab Unit	\$33,430	\$29,885		\$20,186	314 Units	3.30 %
TBRA Unit	\$3,766	\$3,715		\$3,142	1,393 Units	14.80 %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (297 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Dallas TX

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$31,628	\$78,900	\$35,445
State:*	\$49,529	\$58,417	\$32,549
National:**	\$88,539	\$71,594	\$22,853

CHDO Operating Expenses:
(% of allocation)

PJ: 4.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.82

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	13.8	4.9	3.2	9.0
Black/African American:	61.3	36.0	88.9	87.7
Asian:	0.0	0.1	0.0	0.0
American Indian/Alaska Native:	0.0	0.2	0.0	0.4
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.1
Asian/Pacific Islander:	3.9	0.3	0.0	0.2

ETHNICITY:

Hispanic	21.0	58.3	8.0	2.6
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HOUSEHOLD SIZE:

1 Person:	47.6	13.2	22.9	55.1
2 Persons:	22.9	18.3	67.8	18.1
3 Persons:	16.5	24.6	7.0	14.9
4 Persons:	10.7	22.7	1.3	7.4
5 Persons:	2.1	12.7	0.0	3.2
6 Persons:	0.1	5.8	1.0	1.0
7 Persons:	0.2	1.7	0.0	0.4
8 or more Persons:	0.0	0.9	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	31.3	11.0	5.1	65.5
Elderly:	14.3	1.4	88.5	0.3
Related/Single Parent:	25.3	32.3	2.9	23.2
Related/Two Parent:	13.6	30.1	1.9	3.9
Other:	15.4	25.2	1.6	7.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	18.7	0.1 [#]
HOME TBRA:	0.2	
Other:	9.2	
No Assistance:	71.9	

of Section 504 Compliant Units / Completed Units Since 2001 67

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Dallas State: TX Group Rank: 65
(Percentile)
State Rank: 8 / 38 PJs Overall Rank: 68
(Percentile)
Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	94.51	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.30%	57.15	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	89.25	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.50%	99.89	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.060	1.41	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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